

**CITY OF TALLAHASSEE**  
**POST-APPLICATION CONFERENCE MEETING AGENDA**  
**(Revision 1)**

Growth Management Conference Room  
435 North Macomb Street  
First Floor/Renaissance Center  
December 5, 2016  
1:00 p.m.

**1:00PM – 1:30PM: House of Yu**

TSD160021

Parcel ID Number: 11-09-20-252-0000

GROWTH MANAGEMENT COORDINATOR: Cindy Smith, Senior Planner

AGENT: Lisenby Realty – (850) 510-4312

The property is located on 1.2 acres on the east side of Hadley Road approximately 260 feet north of Hadley Crossing Court. The project is the subdivision of the property into two lots for development with single family residential homes. The property is zoned RP-1 (Residential Preservation 1).

**1:30 PM – 2:00 PM: The Nine at Tallahassee**

TSP160035

Parcel ID Numbers: 21-35-20-410-0000 and 21-35-20-411-0000

GROWTH MANAGEMENT COORDINATOR: Cindy Smith, Senior Planner

AGENT: Moore Bass Consulting, Inc. - (850) 222-5678

The property is located on 1.76 acres at the southwest intersection of West Jefferson Street and South Woodward Avenue. The project is the construction of 104 residential units (435 bedrooms), 8,803 square feet of retail and a five-story, 337-space parking garage. The applicant is requesting a deviation to the development standards to reduce the required transparency for the first floor retail from 60 percent to 54 percent and for the first floor residential from 30 percent to 27 percent. The applicant is also requesting a deviation to increase the allowable building height from five stories to six stories. The properties are zoned UT (University Transition District) and are located within the MMTD (Multi-Modal Transportation District), Downtown Overlay. This project was continued from the October 24, 2016 meeting.